

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** July 21, 2008

Approved

Date

**COUNCIL DISTRICT:** 6

**SNI:** none

**SUBJECT: HL08-171. HISTORIC LANDMARK INITIATION FOR THE L. D. BOHNETT HOUSE LOCATED AT 940 PLAZA DRIVE.**

## RECOMMENDATION

Planning Staff recommends that the City Council:

- a. Adopt a resolution to initiate proceedings to consider the single-family house located at 940 Plaza Drive as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
- b. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
- c. Adopt a resolution setting a public hearing on Tuesday, October 7, 2008, at 1:30 p.m. for Council consideration of City Landmark designation of the structures noted above.

## OUTCOME

Initiation of the Historic Landmark Designation by the City Council would begin the process for 1) referral to the Historic Landmarks Commission for report and recommendation, and 2) a subsequent public hearing for Council action on the designation of the Historic Landmark.

## BACKGROUND

In March 2008, single-family house, located at 940 Plaza Drive, was evaluated in a Department of Parks and Recreation (DPR) form and historic evaluation sheet. The evaluations were prepared by qualified historic consultants Archives and Architecture. The cover letter and DPR form (see attached) for the property state that the house meets the criteria for City Landmark designation under the Historic Preservation Ordinance and appears eligible for the California Register of Historical Resources and may qualify for the National Register. The building owner,

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Joan E. Bohnett, submitted an application for City Landmark designation of the house in May 2008, using the research documented in the DPR form.

Designation of the structure as a City Landmark would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structure. The designation would also allow the owner to apply for property tax reduction under the Mills Act and for exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work done in conformance with approved HP permits. The owner has submitted an application for a Mills Act contract. The contract is tentatively scheduled to be considered by the Historic Landmarks Commission in September 2008 and City Council in October 2008, concurrent with the proposed City Landmark designations.

### **ANALYSIS**

The following summary is based on the historical evaluation prepared for the property by Archives and Architecture. Please refer to the attached DPR evaluation form for a more detailed discussion and analysis of the building.

This one-story house, constructed in 1919, is located within the Palm Haven Conservation Area. The residential property, historically known as the L.D. and Ivandelle Bohnett House, has special historical, architectural and aesthetic interest and value to the community for its contribution to the setting of the Palm Haven Conservation Area; for the distinctive design of the residence, which is a very good example of eclectic residential architecture with a strong Prairie-style character; and for the association of the property with Lewis Dan Bohnett, who made significant contribution to the community during the first part of the twentieth century.

Consistent with the National Register of Historic Places eligibility findings, the building qualifies for City Landmark status based on: *Criterion (1), its character, interest or value as part of the local, regional, state or national history, heritage or culture*, as a distinctive building within the Palm Haven Conservation Area; *Criterion (3), identification with a person or persons who significantly contributed to the local, regional, state or national culture and history*, identified with Lewis Dan Bohnett, who contributed to local and regional history; *Criterion (6) as an embodiment of distinguishing characteristics of an architectural type or specimen*, exemplifying aspects of the heritage of San Jose in its distinctive eclectic early-twentieth-century architecture.

### **EVALUATION AND FOLLOW-UP**

As noted in the Recommendation section on the first page of this memorandum, if the initiation of the Landmark designation is approved, the matter is then referred to the Historic Landmarks Commission for its consideration at a public hearing, followed by report and recommendation back to Council. Staff will schedule a public hearing for Tuesday, October 7, 2008 at 1:30 p.m. for Council consideration of City Landmark designation of the house.

### **POLICY ALTERNATIVES**

The City Council could opt to decline to initiate designation of either of the buildings as City Landmark Structures. In such a case, the structures could undergo exterior alterations in the future without need of Historic Preservation Permits reviewed by the Historic Landmarks Commission. However, exterior alterations would remain subject to review of a Single-Family House Permit by the Planning Director because the subject building is listed on the City's Historic Resources Inventory at a lesser level of significance.

**Pros:** This alternative would not appear to confer any benefits, from a public policy perspective.

**Cons:** A decision not to designate the building in accordance with their eligibility as a City Landmark Structure would not further the objectives of the General Plan policies and the Historic Preservation Ordinance to promote and enhance the preservation of historically and architecturally significant sites and structures (see Fiscal/Policy Alignment section, below).

**Reason for not recommending:** On the basis of the evaluation prepared by qualified historical consultants, the house has been determined to meet the eligibility requirements for designation as a City Landmark Structure. To follow through with formal designation process as proposed would promote the General Plan and Municipal Code objectives relative to historic preservation.

### **PUBLIC OUTREACH/INTEREST**

- ☐ **Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- ☐ **Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- ☐ **Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff has followed and will continue to follow Council Policy 6-30: Public Outreach Policy. Notices of the applications have been posted at the site and staff has been available to answer questions. Should the Council opt to initiate the Landmark Designation process as recommended, public hearing notices for the subsequent Historic Landmarks Commission hearing and final City Council hearing will be published in a local newspaper, and mailed to all property owners and tenants within at least 500 feet of the subject site. Information about the proposed project and the associated public hearings has been made available through the Planning Division web site and will continue to be available while the proposed designation remains pending.

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### **COORDINATION**

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

### **FISCAL/POLICY ALIGNMENT**

This project is consistent with applicable General Plan policies. Approval of the City Landmark Designation for these structures would further the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that, at a strategic level, preservation activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources (HACR) Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the City Landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

### **COST SUMMARY/IMPLICATIONS**

Not applicable.

### **BUDGET REFERENCE**

Not applicable.

### **CEQA**

Not a project.

*Akoni Danielson*  
*for* JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

For questions please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.

Attachments: Department of Parks and Recreation (DPR) form  
Location Map

Heritage Resource Partners, LLC

PO Box 1332  
San Jose CA 95109-1332  
408.297.2684 Office  
408.369.5683 Mobile  
408.228.0762 FAX

COPY

April 3, 2008

Joan Evans Bohnett  
940 Plaza Dr.  
San José CA 95126

RE:    City Landmark nomination  
         L. D. and Ivadelle Bohnett House

Dear Ms. Bohnett:

Please find enclosed DPR523 forms prepared for your property at 940 Plaza Dr. in San José. These forms and the related historic evaluation rating sheets were prepared for your use in submitting an application to the City of San José for city landmark status for your residential property.

The City of San José "Evaluation Rating System" is used to attempt to quantify the process of conducting evaluations for historical significance for properties within the San José city jurisdiction. Using the rating system, a numerical score of 67 or above is considered sufficient to identify the potential for designation of a property as a San José City Landmark. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark*).

The evaluation we conducted on your property indicates a point score of 101 points, which is above the threshold. After reviewing the score and evaluating the property in the context of the criteria within the municipal code, we believe the property is eligible for individual designation as a San José City Historic Landmark.

The property currently is listed on the City of San José Historic Resources Inventory as an Identified Structure (IS) within the Palm Haven Conservation Area. We noted in the rating sheet that the property has integrity to its period of significance. The period of significance is 1919-1970.

Nomination for city historic landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the San José City Council must initiate the procedure for the designation for your property. A public hearing before the Historic Landmarks Commission will take place within 90 days of the City Council initiation. Within 30 to 120 days following that hearing, a report with recommendations will be submitted to the City Council, which will then hold a public hearing to formally consider the designation.

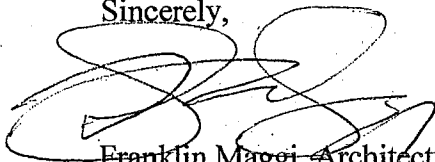
In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the San José 2020 General Plan. In reviewing the possible historical values associated with the property at 940 Plaza Dr., we consider the following statement applicable:

*The residential property at 940 Plaza Dr., San Jose, known historically as the L. D. and Ivalde Bohnett House, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the Palm Haven Conservation Area, for the distinctive design of the residence, which is a very good example of eclectic residential architecture with a strong Prairie-style character, and for the association of the property with Lewis Dan Bohnett, who made significant contribution to the community during the first part of the twentieth century.*

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage and is a distinctive building within the Palm Haven Conservation Area;*
- *It is identified with Lewis Dan Bohnett, who contributed to local and regional history; and*
- *It exemplifies aspects of the heritage of the San Jose in its distinctive eclectic early-twentieth-century architecture.*

Sincerely,



Franklin Maggi, Architectural Historian  
Archives & Architecture, LLC

Enclosures

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #

Trinomial

NRHP Status Code 5S

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: (Assigned by recorder) L. D. & Ivadelle Bohnett House

P1. Other Identifier: George & Dorothy Sainsbury House (previously 30 Plaza Drive)

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 940 Plaza Dr. City San Jose Zip 95125

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 597405mE/ 4130353mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 264-52-096,

east side of Plaza Drive between Coe and Palm Haven Avenues.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story house illustrates, through its form and detailing, a distinctive local eclectic composition of residential architecture that includes Prairie, Craftsman, and Neoclassical features and forms. The clean stucco exterior and complex asymmetrical form combine with its deep eaves, massive chimney, decorative window pattern and placement, broad, recessed porch and porte cochere, and interior trim elements to create a distinctive, unified design.

The property is located within Palm Haven, a recognized historic residential neighborhood that is designated as a San José Conservation Area. Palm Haven is an early-twentieth-century suburban subdivision within the larger Willow Glen neighborhood of San José.

(Continued on page 2, DPR523L)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4 Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing southeast, January 2008.

\*P6. Date Constructed/Age & Sources:  
☒ Historic ☐ Prehistoric ☐ Both

1919, 89 years old, city directories.

\*P7. Owner and Address:

Joan Evans Bohnett  
940 Plaza Dr.  
San Jose, CA 95125

\*P8. Recorded by: (Name, affiliation, and address)

Franklin Maggi & Leslie Dill  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: March 7, 2008

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record  
☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by F. Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a)

Palm Haven was developed relatively consistently through the 1910s and 20s and includes the work of many prominent local architects and builders. The area has distinctive shared features that include neighborhood entry pillars and a landscaped central park. The greater neighborhood has preserved or restored most of its original features; therefore, the house is surrounded by much of its historic residential setting, including residential streets with wide, landscaped parking strips, distinctive palm trees along the parking strips, surrounding properties of a similar scale and setbacks and landscaping, and adjacent houses of similar age, scale, and design.

The immediate setting for the house includes a relatively shallow front yard facing Plaza Drive (nominally west). The front yard is raised slightly with a sloping lawn area that follows the length of the sidewalk. The angle of the lawn is established by a pair of sloped concrete curbs that flank the front walkway. The yard is generally landscaped with foundation plantings as well as lawn, and the property is shaded by the large street-side palms characteristic of the neighborhood. The two side yards are relatively narrow at the front; the north side yard widens behind the porte cochere, where a landscaped area-with large pepper tree-separates the house from the detached rear garage. The south side setback is heavily planted and includes a narrow gravel walkway lined with thin concrete blocks, likely salvaged from a 1920s manufacturing yard of Clouser building blocks. One corner of the rear yard is designed as a patio, set with more of the blocks, and the rear landscaping wraps into the center of the house, within a small courtyard.

The overall form of the residence is asymmetrical and complex; it is comprised of a broad main roof in an "L" along the front (west) and south side; the roofline breaks down and projects into the rear landscape to create the unique "U"-shaped private courtyard. The porte cochere, front porch, and rear porches are recessed under the main roofs, creating a multifaceted footprint.

The proportions of the house are influenced by local Prairie-style designs of the early-twentieth century. It has a very low-slope hipped roof that accentuates the moderately deep, boxed eaves, creating a horizontal line at the roof. The raised height of the living room roof (and the no longer extant parapet on the porte cochere) also provides a visual image of a raised flat roof consistent with other local Prairie-style residences with complex raised and low rooflines. The long spans of the flat Tudor-type arches at the front porch and porte cochere also contribute to the horizontality of the exterior. The stucco siding is sand-textured, without much applied trim, further emphasizing the plan's clean, wide, one-story proportions. Some of the exterior detailing has Neoclassical influences, consistent with local Prairie-style designs. The porte cochere, for example, incorporates acanthus consoles with scrolls that are Neoclassical, and the high eaves incorporate corbels that are Italianate or Neoclassical. Not characteristic of the Prairie style is the gabled inglenook and massive chimney that project from the front façade. These features are detailed and formed with a Craftsman-style vocabulary, including multiple beveled outlookers, massive tapered chimney, and curved and irregular brick trim, along with a steeper roofline.

The front porch is recessed in an "L"-shaped plan that wraps around a corner of the dining room; the porch shelters the main entry door, a wide, multi-lite French door, as well as a narrower side door that was once used for an office. Wide piers encircle the porch; these support wide, Tudor arches upon acanthus consoles. Brick bands wrap the piers at the level of the solid handrail, continuing the brick caprail. The porch floor is concrete.

The house is set low on a concrete foundation that includes a partial basement. The walls are clad in sand-textured stucco with some brick elements and some plaster ornamentation. Heavy, coved gutters edge the hipped roof; the gutters replaced in-kind earlier gutters that had failed. The roofing is currently composition shingles that replaced original built-up roofing topped with crushed bricks. The lower eaves are finished with a beaded-board soffit and no frieze trim, while the high eaves are supported by a dense series of shaped corbels set off by frieze band.

(Continued on next page)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

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Trinomial

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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2007 ☒ Continuation ☐ Update

*(Continued from previous page)*

The fenestration consists primarily of multi-lite wood casement window units with many double-hung units as well. The casements are generally paired, with lite patterns that include 2x6 and 2x3. Flanking the chimney is a pair of 3x2 high casements. The double-hung windows include both 8/1 and 6/1 sash patterns, and are placed individually with one paired unit on the south side. On the rear and north walls that open into the courtyard are expanses of French doors and a series of large, single-lite fixed windows. One ribbon of four 3x6-lite doors is recessed into the house, extending the rear patio beneath the roof, and another ribbon of four doors (two now fixed) spans the side wall of this low rear porch. An additional pair of doors is set within the rear wall plane. The three large windows are unusual, with heavy mullions. Windows and doors are trimmed with recessed flat board casings that are edged with architrave bands at the sides and headers.

The interiors include many original features that are an integrated part of the overall character of the house, including the brick fireplace that is inset into an inglenook with built-in benches, plate rails in the dining room, interior French doors, cove ceilings, picture rails, inlaid hardwood floors, plaster walls and original baseboards, built-in bookcase room dividers, window and door trim with architrave trim, a unique wide hallway, and at least one early light fixture. The kitchen has been remodeled over time but retains many original features.

The detached garage was once a board wall structure, and framing was added. It has a roughly rectangular footprint with lean-to projecting to the north side. It features a gabled roof with heavy, beveled outlookers at the gable ends and exposed rafter tails at the side eaves. It is clad in horizontal tri-groove drop siding and board-and-batten, and has a composition roof. The windows include 6-lite fixed units and 2x3 casements. There are three sliding garage doors with large "X" patterns facing front. An arbor covers the adjacent patio.

Integrity and character-defining features:

Many elements have been restored while some features were altered to improve the performance of the historic materials. The porte cochere was reportedly in poor condition and replaced almost in total with some related alterations. The gutters were all restored using modern materials that of an ogee design. A small mechanical room addition was added on the south side at a previously blank wall expanse.

The property maintains most of its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location, in the center of the historic Palm Haven neighborhood of San José. It is surrounded by much of its historic residential setting, including the open space of the wide streets, surrounding houses of similar scale and design, surrounding similar-scale properties, unique street trees, and other mature landscaping. The subject property retains its early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this area in the Willow Glen area of San José. Later modifications to the property, such as the removal of the damaged parapet roof at the porte cochere, have slightly impacted the original design, materials and workmanship of the house, but the changes have generally retained the main character-defining features of this property and increased the life of the house by modifying what appear to have been design failings. The house has most of its integrity with its eclectic design; such original character-defining materials are preserved, including: the long, low, complex plan, courtyard and recessed porches, the boxed eaves, the low arches and ornamental consoles at the porte cochere and front porch, the decorative corbels at the raised living room roof, the massive tapered chimney, curving brick accents, and beveled outlookers at the projecting inglenook, the window muntin patterns, and the bands of French doors, as well as the stucco exterior and many original interior features. The detached garage is original and typical of the era; its current configuration has Craftsman influences, but does not visually contribute to the overall design of the house and its setting.

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DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI #  
Trinomial

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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

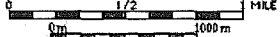
\*Map Name: USGS San Jose West

\*Scale: n.t.s.

\*Date of Map: 1980 photorevised



593000m E. 594000m E. 595000m E. 596000m E. 597000m E. 598000m E. 599000m E. WGS84 Zone 10S +01000m E.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
HRI #

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\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

B1. Historic Name: Lewis Dan and Ivadelle Bohnett House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

\*B5. Architectural Style: Prairie Style with eclectic influences

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1919-1920 in unincorporated Santa Clara County. Renovation including repair to porte cochere in 1994 (BP #035182RS).

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

Garage

B9a Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture & Shelter Area Palm Haven / Willow Glen

Period of Significance 1919-1970 Property Type Residential Applicable Criteria (1), B (2), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The single-family house at 940 Plaza Dr. was constructed in late 1919-early 1920 by or for George O. and Dorothy Sainsbury. Located in the recently developed Palm Haven Subdivision in an unincorporated area to the southwest of the San Jose city limits, the construction occurred just after the end of World War I during San Jose's *Interwar Period*. The 1913 Palm Haven Subdivision, in which this property is located, was mostly built-out by the early 1930s, and this house was among a group of houses built just after the war on Plaza Drive.

The main Palm Haven Subdivision consisted of 107 lots. Along the east side of Plaza Drive, seven of the original eight lots that faced this street were reconfigured prior to development. The subject property was initially the northerly portion of Lot 6 and all of Lot 7. The reconfigured lots allowed for larger houses than those built on Clintonia Avenue to the rear.

The vacant property was acquired by the Sainsburys from William Knox Beans, a local banker and investor (Deeds 491:159, July 14, 1919). The subject property is presently identified as Parcel 1 of Parcel Map 6655-M-39 (Maps B665:39 & 40, 1995), a reconfiguration of Lot 6 and portions of Lots 5 and 7 of Block 2 of the Map of Palm Haven recorded on Feb. 14, 1913 (Maps O:92 and 93).

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

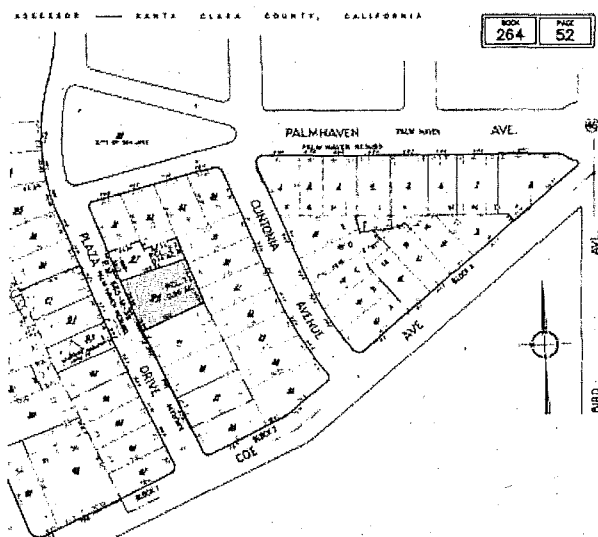
(See page 8)

B13. Remarks: proposed historic landmark nomination  
(listed in HRI incorrectly as 950 Plaza Dr.)

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: March 7, 2008

(This space reserved for official comments.)



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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update

(Continued from previous page, DPR523b, B10)

George Olaf Sainsbury (1886-1932) was born in Chicago, Illinois, son of Leopold George and Eugenia Sainsbury. His father was born in England in 1863; George's grandparents immigrated later to Ontario, Canada in 1871. Leo and Eugenia (Eugenia Hermansen was born in Chicago, Illinois) were living in Chicago in the late 1880s and early 1890s when their children George and Arthur were born. George grew up in Chicago, later moving to Toronto where he married Dorothy Ham, also of Chicago, about 1912.

George and Dorothy Sainsbury relocated to San Jose with George's parents and his brother about 1917. That year the California Prune and Apricot Growers Association (now known as Sunsweet Growers, Inc.) was established. He assisted in the early organization of the Association, and became its traveling representative, as the cooperative sought to maintain the viability of California exports of dried fruit at a time when European war-time export restrictions had been established. After the war, George formed a brokerage with his younger brother Arthur, who had returned to Toronto, and their firm handled California dried fruit exports to Canada, England and Sweden. In the early 1920s, George Sainsbury's travels were well mentioned in the local newspapers, but by 1923 he was caught up in a brokerage fee controversy, and subsequently left the business to embark upon a career as a real estate developer and broker. The Sainsburys sold the house on Plaza Drive in 1923, and over the next few years George developed and marketed properties in the San Jose area while working with Tainter Realty. His last project was Toyon Gardens, which he completed before his untimely death in 1932. News of his death made the front page of the *San Jose Mercury Herald*, for in his 15 years in San Jose he had become well known in local business and social circles.

When the Sainsburys sold the Plaza Drive house, the property had just been expanded to include additional vacant lots to the south. Lewis Dan (L. D.) and Ivadelle Bohnett had been living in a house across the street at 945 Plaza Dr., and acquired the property with the 2450 square-foot residence and expansive setting for their own residence. The Bohnetts remained living at this house for the next 47 years until their deaths in 1970, and raised two sons, John Bevens (Jack), born in 1914, and Lewis Dan, Jr. (Ding), born in 1917. The current owner Joan Bohnett is the daughter of Jack and Ruth Bohnett. She acquired the property in 1978.

L. D. Bohnett (1880-1970) was a native of Santa Clara County, raised on fruit ranches in the Cambrian area. He was one of 11 children of Joseph and Tamer (Barker) Bohnett. His father had come to California from Michigan in 1871, and his mother was born in Santa Clara County. L. D.'s wife, the former Ivadelle Bevens (1886-1970), whom he married in 1910, was born in Michigan, and came to San Jose from Yuba City with her parents about 1906. Her father Edgar was a building contractor who operated a successful contracting business in San Jose during the early years of the twentieth century. The last of the Bevens's personal residences is located at 655 Palm Haven Dr.

L. D. Bohnett attended the University of California, Berkeley, and graduated in 1906, passing the state bar examination in 1907. He briefly served as Deputy County Clerk for Santa Clara County before opening his own law office in 1908 and winning election to the State Assembly in 1909, representing the 44<sup>th</sup> District. During his three terms in Sacramento, he served as Assembly Floor Leader for Governor Hiram Johnson, shepherding through many progressive reforms during that period. His work in Sacramento was well chronicled locally. He carried and initiated many reforms such as worker's compensation legislation, usury laws, railroad regulation, and red-light-abatement laws. Returning to San Jose after a failed run for Congress, he was appointed as attorney to the State Water Commission and the State Controller appointed him as the county inheritance tax appraiser. He embarked locally on a long and successful career as an attorney, originally partnering with Henry G. Hill, and later his son John.

(Continued on next page)

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CONTINUATION SHEET

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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update

(Continued from previous page)

L. D. Bohnett is mostly remembered locally for his efforts in the formulation of the town of Willow Glen. As early as 1917 he had taken a leadership role in attempts to annex this unincorporated area into to San Jose, or establish the area as a separate city in order to provide city services. He worked to keep the Southern Pacific Railroad from constructing a line with ungraded crossings through the growing community of Willow Glen. This effort resulted in incorporation of Willow Glen in 1927. Bohnett's strategy for incorporation was to force the railroad to obtain a City franchise for their proposed line. Bohnett fought the railroad through the appeal courts, eventually negotiating a settlement that resulted in the line being built on raised tracks with grade separations at the major entries to the residential district. L. D. Bohnett served as City Attorney for Willow Glen from 1930 until it was consolidated into San Jose in 1936.

L. D. Bohnett's fight against Southern Pacific had origins in his activities while in Sacramento. In 1911 his efforts with the Eschleman Bill in the Assembly was instrumental in establishing the regulation of rates and establishment of the State Railroad Commission. In addition to L. D. Bohnett's contributions to the founding of Willow Glen, he also had long-term involvement in the formulation of the local water district. He was legal counsel for the Santa Clara Valley Water Conservation Committee in 1921 when he prepared state legislation to permit the formation of a local water district. The "Jones Act" was approved in June of 1921 (with a 1923 revision that Bohnett also prepared) and enabled local bonding for conservation activities. L. D. Bohnett remained involved with water conservation activities for 40 years.

Ivadelle Bohnett attended San Jose State Normal School, and taught at Lowell School in San Jose prior to her marriage. She was well known in local social circles, and active in many civic organizations.

Their son John Bohnett was a lawyer in San Jose for 46 years, partnering with his father L. D. in the firm of Bohnett & Bohnett. His brother Lewis Dan, Jr. was a well known local antiques collector and proprietor of Trader Lew, an amusement park. Operated from 1950-1963 on Monterey Road, it contained displays of local historical artifacts, many of which were acquired in 1965 by City of San Jose for the San Jose Historical Museum collection, now managed by History San Jose.

#### EVALUATION

This house, listed in the San Jose Historic Resources Inventory as an Identified Structure (IS), is a contributor to the Palm Haven Conservation Area, and listed as having "Local Significance (5S) by the State Office of Historic Preservation. The property was first surveyed and listed by San Jose in 1977, and was included in the 1979 Santa Clara County Heritage Resource Inventory. It sits within a distinguished neighborhood of early-twentieth-century residences that gained status as a conservation area in the 1980s. The building has a distinctive character that is expressed through its preserved materials and overall design. This building represents a local variant of the Prairie style of residential architecture, with eclectic details related to the Neoclassical style with Craftsman influences. This eclecticism is common to local residential design during the *Interwar Period*.

The Bohnett House, originally constructed by George O. Sainsbury, is a distinguished example of a residence from this period. Although not directly associated with a specific builder or architect, it appears that, from oral history, George Sainsbury designed the house himself. The Neoclassical details, the strong horizontality and modern simplicity of form and detailing distinguish this building within the context of its time.

George O. Sainsbury, who only briefly lived in this house with his wife Dorothy, was a notable personage during his time in San Jose. He was well known for his work in marketing the dried fruit products of Santa Clara Valley and California during the early years of the California Prune and Apricot Growers Association.

(Continued on next page)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update

(Continued from previous page)

L. D. Bohnett is a significant local personage, and had a role in State government during the early years of the twentieth century. As a part of Governor Hiram Johnson's progressive state leadership, he authored numerous bills and carried the governor's agenda forward in the State Assembly. After leaving state office, he continued to serve as attorney for the State Water Commission during the years when it gained influence in providing solutions to state water problems. In Santa Clara Valley, Bohnett's expertise was instrumental in establishment of the agency that developed water conservation methods and the water delivery system that has facilitated the twentieth century development of the valley. Beside his larger role in the development of Santa Clara County, he was locally close to his constituency and neighbors, providing leadership in a multitude of community advocacy arenas. He chaired fun-raising efforts such as the 1919 Y.M.C.A. campaign, lectured the local Chamber of Commerce on their abuse of the term Anti-Americanism when they countered attempts to improve the rights of workers, challenged the influence of the railroad lobby, and sought to improve the infrastructure and sustainability of his growing neighborhood.

The property was identified thirty years ago for its historic significance, and remains today in excellent condition, having been rehabilitated by the current owner Joan Bohnett, granddaughter of L. D. and Ivadelle Bohnett. It serves as a key contributor to the Palm Haven neighborhood, and as a physical reminder of one of San Jose's most influential citizens of the first half of the twentieth century. Given the building's recognized historic context within the Palm Haven Conservation Area, its distinctive architecture, and its associations with L. D. Bohnett, it appears to qualify for the California Register under Criteria (1), (2), and (3). It may also qualify for the National Register under Criterion B for its association with L. D. Bohnett, a person significant to our past.

Under the definitions for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. Its quality derives primarily from its identification with a person who significantly contributed to local, regional and state history, and secondly for the distinctive architectural style of the building.

(Continued from page 5, DPR523b, B12)

Bancroft Library, L. D. Bohnett papers.

California History Center, *Water in the Santa Clara Valley*, 1981.

San Jose Building Permits.

San Jose City Directories, 1917-1979.

*San Jose Mercury Herald*, *San Jose Evening News* (2,500 plus references)

Santa Clara County Recorder, deeds and maps.

Sawyer, Eugene, *History of Santa Clara County*, 1922.

Couchman, Robert, *The Sunsweet Story*, 1967.

United States Federal Census, 1880, 1900, 1910, 1920, 1930.



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DEPARTMENT OF PARKS AND RECREATION  
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Primary #  
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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



Front elevation of living room volume, viewed facing southeast.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

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Trinomial

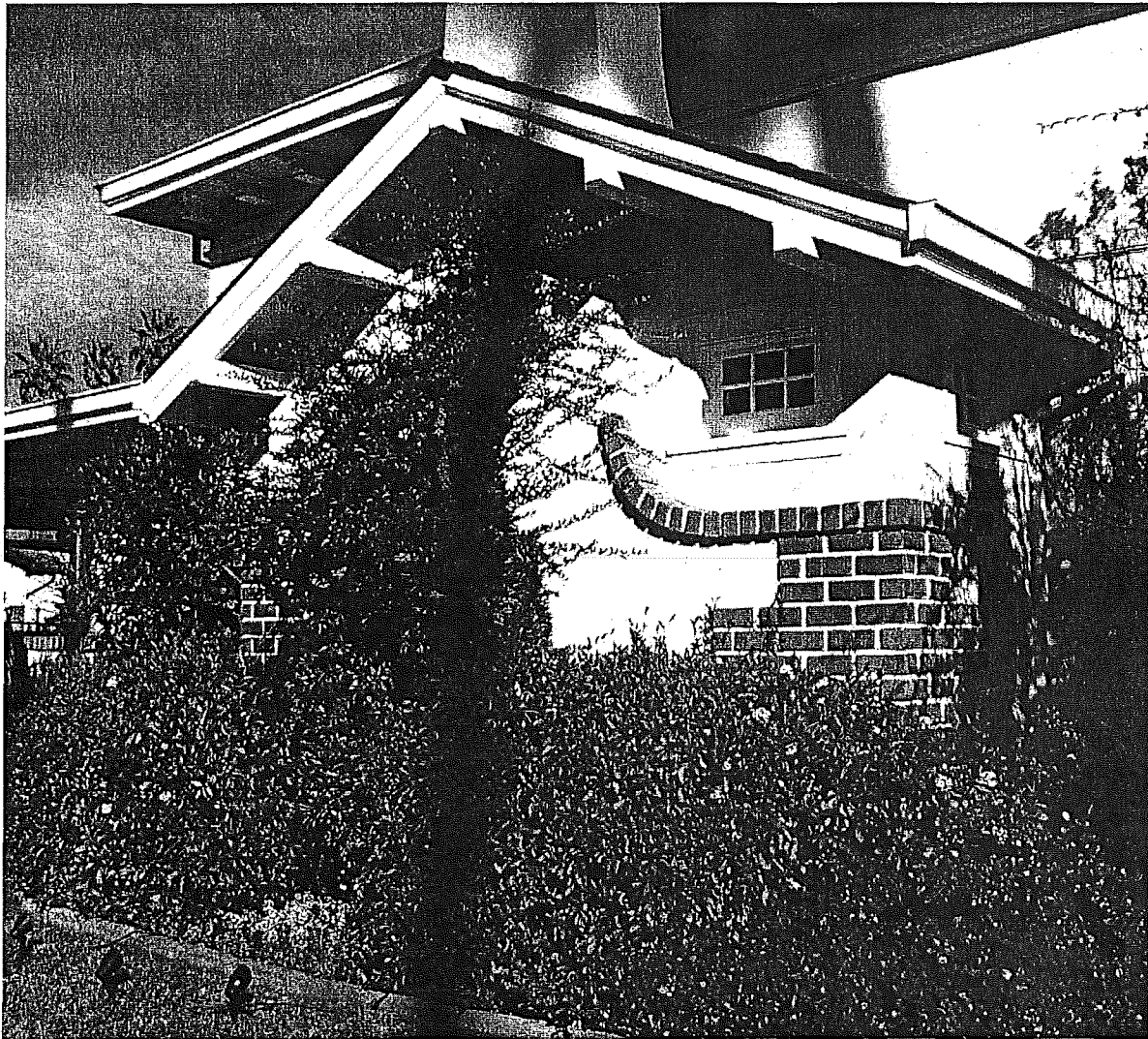
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\*Resource Name or # (Assigned by recorder) L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



Partial detail of front elevation showing fireplace, viewed facing northeast.



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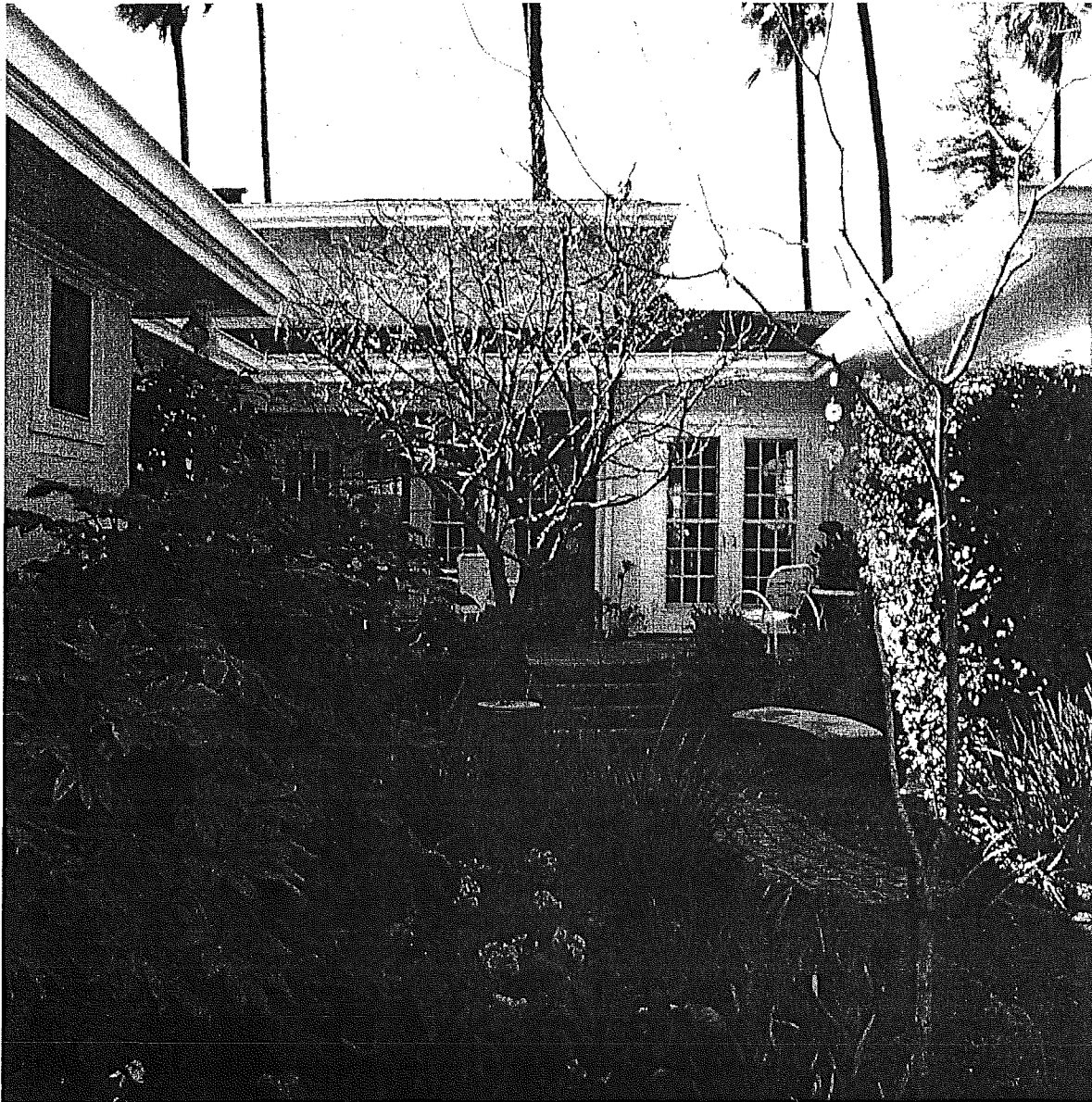
\*Resource Name or # (Assigned by recorder)

J. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



Rear patio area within the two wings, viewed facing west.

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☒ Continuation ☐ Update



Rear elevation, viewed facing west.

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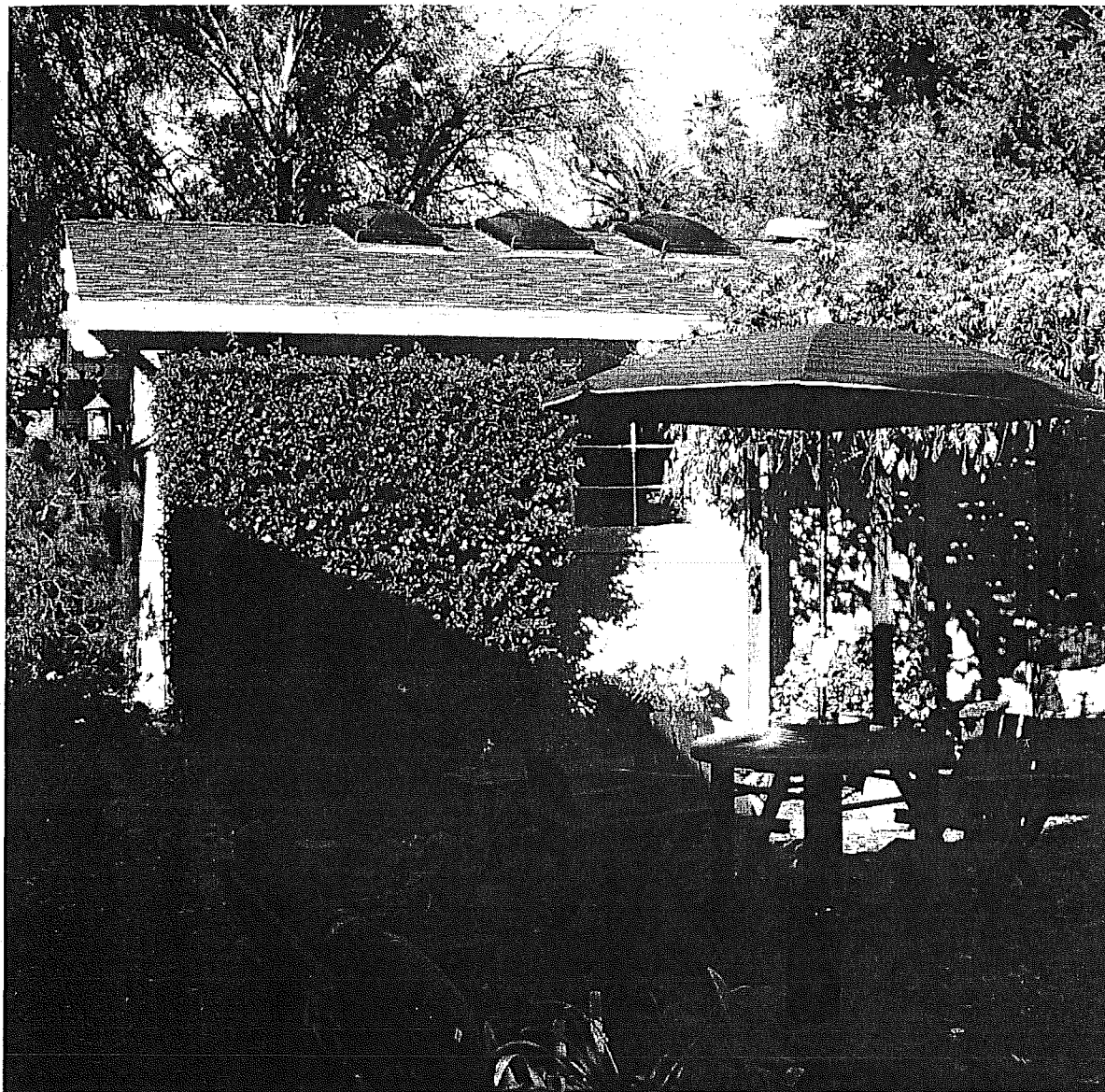
\*Resource Name or # (Assigned by recorder)

L. D. & Ivadelle Bohnett House

Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



Garage, viewed facing north.



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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\*Resource Name or # (Assigned by recorder)

L. D. & Ivadelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



Column detail at porte cochere, viewed facing northwest.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

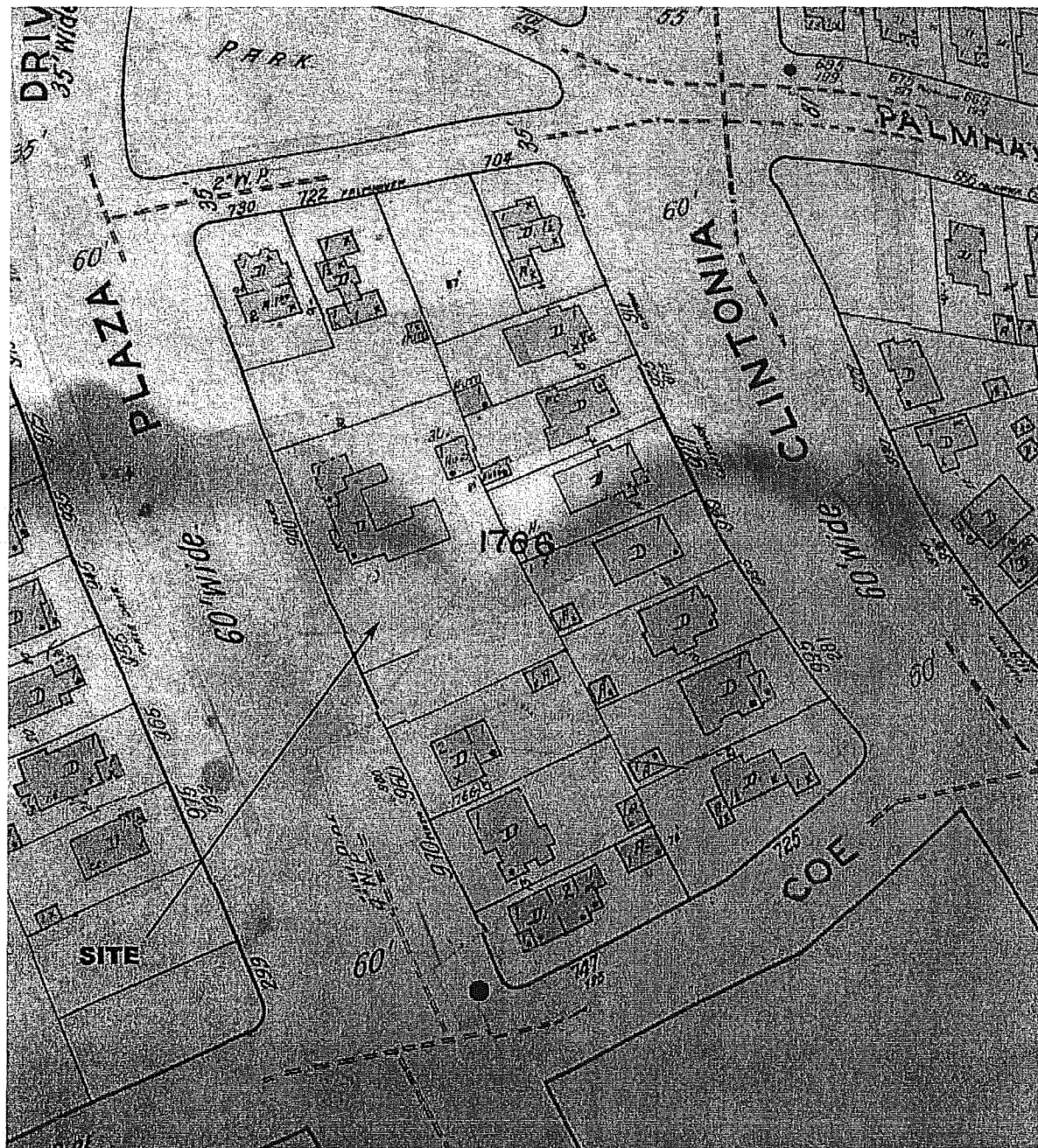
Primary #  
HRI #  
Trinomial

Page 15 of 15 \*Resource Name or # (Assigned by recorder) L. D. & Ivabelle Bohnett House

\*Recorded by Franklin Maggi & Leslie Dill

\*Date March 7, 2008

☒ Continuation ☐ Update



1932 Sanborn Fire Insurance map showing property.

# HISTORIC EVALUATION SHEET

**Historic Resource Name:** Bohnett House - 940 Plaza Dr.

## A. VISUAL QUALITY / DESIGN

### Justification

- |                        |  |
|------------------------|--|
| 1. EXTERIOR            | Excellent quality of form, composition |
| 2. STYLE               | Excellent example few survive          |
| 3. DESIGNER            |  |
| 4. CONSTRUCTION        | Of no particular interest              |
| 5. SUPPORTIVE ELEMENTS | Garage                                 |

E	VG	G	FP
	X		
	X		
		X	
			X
		X	

## B. HISTORY / ASSOCIATION

- |                          |               |
|--------------------------|---------------|
| 6. PERSON / ORGANIZATION | L. D. Bohnett |
| 7. EVENT                 | None          |
| 8. PATTERNS              |               |
| 9. AGE                   | 1919          |

E	VG	G	FP
X			
			X
	X		
		X	

## C. ENVIRONMENTAL / CONTEXT

- |                 |                              |
|-----------------|------------------------------|
| 10. CONTINUITY  | Maintains character          |
| 11. SETTING     | Maintains dominant character |
| 12. FAMILIARITY | Familiar to neighborhood     |

E	VG	G	FP
	X		
	X		
		X	

## D. INTEGRITY

- |                          |                    |
|--------------------------|--------------------|
| 13. CONDITION            | Minor surface wear |
| 14. EXTERIOR ALTERATIONS | Minor alterations  |
| 15. STRUCTURAL REMOVALS  | Features removed   |
| 16. SITE                 | Not moved          |

E	VG	G	FP
X			
X			
X			
X			

## E. REVERSIBILITY

- |              |                               |
|--------------|-------------------------------|
| 17. EXTERIOR | 2/3s or more original exists. |
|--------------|-------------------------------|

E	VG	G	FP
X			

## F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

- |                             |   |
|-----------------------------|---|
| 18. INTERIOR / VISUAL       |   |
| 19. INTERIOR / HISTORY      | Good                                    |
| 20. INTERIOR ALTERATIONS    | Overall changes but still recognizeable |
| 21. REVERSIBILITY / INTER.  |   |
| 22. NATIONAL OR CALIF. REG. | Appears eligible                        |

E	VG	G	FP
	X		
		X	
	X		
X			
	X		

**REVIEWED BY:** Franklin Maggi

**DATE:** 03/07/08

# EVALUATION TALLY SHEET

**Historic Resource Name:** Bohnett House - 940 Plaza Dr.

## A. VISUAL QUALITY / DESIGN

1. EXTERIOR
2. STYLE
3. DESIGNER
4. CONSTRUCTION
5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	12
10	8	4	0	8
6	4	2	0	2
10	8	4	0	0
8	6	3	0	3

Value	Value	Sub-total	Cumulative sub-total
		25	

## B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION
7. EVENT
8. PATTERNS
9. AGE

E	VG	G	FP	Value
20	15	7	0	20
20	15	7	0	0
12	9	5	0	9
8	6	3	0	3

Value	Value	Sub-total	Cumulative sub-total
		32	

## C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY
11. SETTING
12. FAMILIARITY

E	VG	G	FP	Value
8	6	3	0	6
6	4	2	0	4
10	8	4	0	4

Value	Value	Sub-total	Cumulative sub-total
		14	71

(SUM OF A+C) = 39

## D. INTEGRITY

13. CONDITION
14. EXTERIOR ALTERATIONS
15. STRUCTURAL REMOVALS
16. SITE

E	VG	G	FP	Value
.00	.03	.05	.10	0
.00	.05	.10	.20	0
.00	.03	.05	.10	0
.00	.20	.30	.40	0
.00	.10	.20	.40	0
.00	.10	.20	.40	0

Value	Value	Sub-total	Cumulative sub-total
0	x 71	0.0	
0	x 39	0.0	
0	x 32	0.0	
0	x 39	0.0	
0	x 32	0.0	
0	x 32	0.0	
		0.0	

**ADJUSTED SUB-TOTAL:** (Preliminary total minus Integrity Deductions)

71

## E. REVERSIBILITY

17. EXTERIOR

E	VG	G	FP	Value
3	3	2	2	3

Value	Value	Sub-total	Cumulative sub-total
		74	

## F. ADD'L CONSIDERATIONS/BONUS POINTS

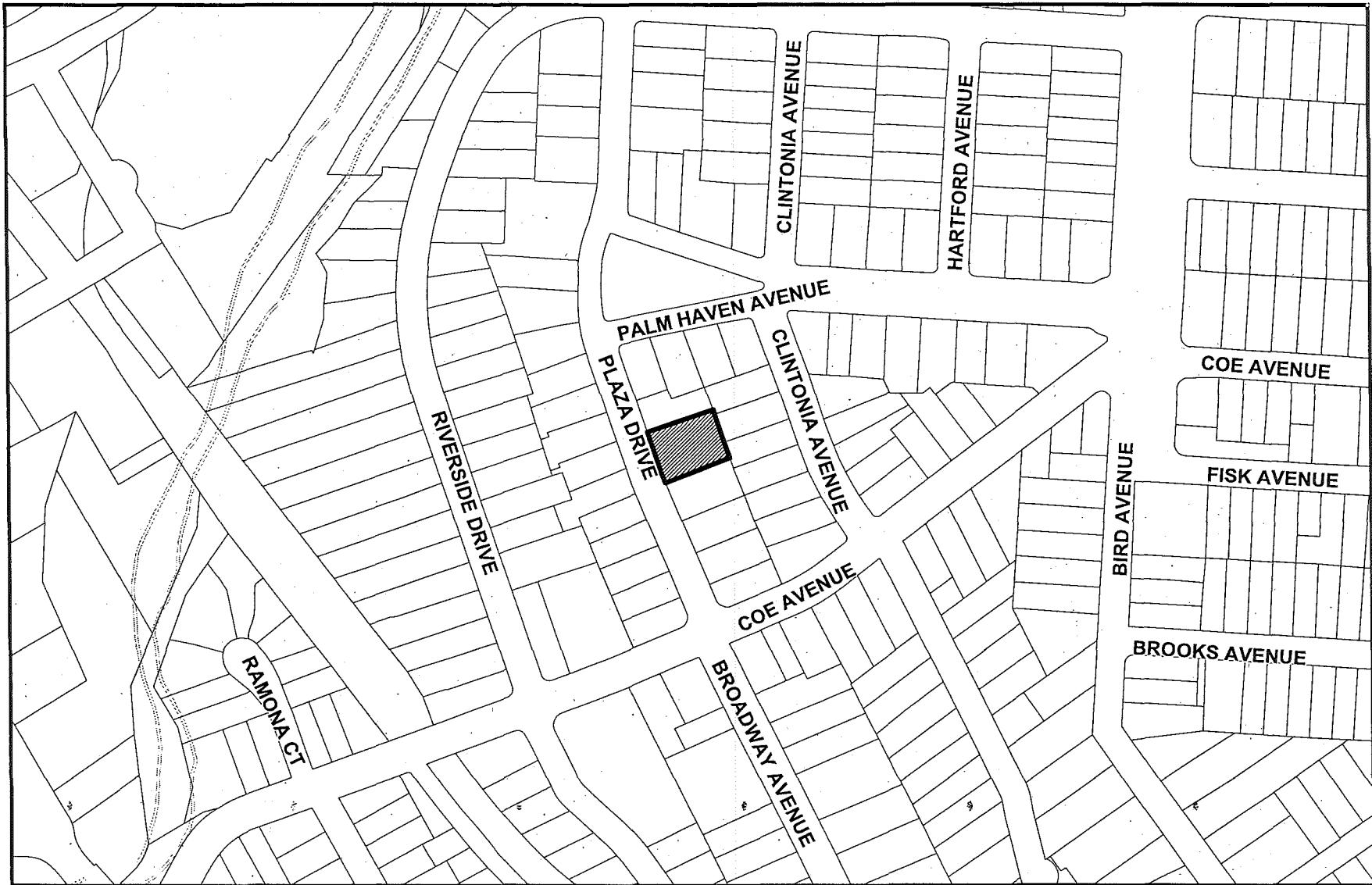
18. INTERIOR / VISUAL
19. INTERIOR / HISTORY
20. INTERIOR ALTERATIONS
21. REVERSIBILITY / INTERIOR
22. NATIONAL / CALIFORNIA REGISTER

E	VG	G	FP	Value
3	3	1	0	3
3	3	1	0	1
4	4	2	0	4
4	4	2	0	4
20	15	10	0	15

Value	Value	Sub-total	Cumulative sub-total
		27	

**EVALUATION TOTAL:** (Adjusted subtotal plus Bonus Points)

101.00



Approx. Scale: 1" = 250'  
Map Created On: 05/27/2008  
Noticing Radius: 500 feet

File No: HL08-171

District: 6

Quad No: 99